

Name: Lots 6 and 7, Woodland Farm Estates Easement Abandonment

Location: 10 Pine View Place

Owner/Applicant: Brady Davis

Request: To abandon portions of the utility drainage easements located on Lots 6 and 7, Woodland Farm Estates.

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STAFF REVIEW:

1. Public Need for the Utility Easement:

There is no public need for the specific portions of the easements proposed for abandonment.

2. Master Street Plan:

The property is located on a residential cul-de-sac. There are no master street plan issues.

3. Need for Utility Easement on Adjacent Streets:

None of the utility companies have expressed a need for any additional easements.

4. Characteristics of Utility Easement Terrain:

The property is undeveloped with varying degrees of slope.

5. Development Potential:

The applicant proposes to construct one single family residence.

6. Neighborhood Land Use, Effect and Position:

The property is located in a single family neighborhood. All of the easements proposed for abandonment lie within the applicant's property. There will be no effect on other properties.

7. Neighborhood Position:

The item was reviewed by the Board of Adjustment in December 2013 for setback variance. There was no opposition.

8. Effect on Public Services or Utilities:

All utility companies and Public Works have voiced approval of abandonment of the specifically described portions of the easements.

9. Reversionary Rights:

All reversionary rights extend to the owner of the lots, Brady Davis.

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STAFF RECOMMENDATION:

Staff recommends approval of the request to abandon the specific portions of the utility and drainage easements described as:

The south fifteen (15) feet of the twenty (20) foot easement located along the north perimeter of Lot 7, Woodland Farm Estates, Little Rock, Pulaski County, Arkansas.

And

A portion of the sixteen (16) foot wide easement located along and either side, (eight) 8 feet either side, of the common lot line between Lots 6 and 7, Woodland Farm Estates, Little Rock, Pulaski County, Arkansas; beginning at the twenty-five (25) foot front building line of said lots and extending to a point twenty (20) feet west of the east property line of Lot 6.